

01480 451578

eddisons.com

PUB/LEISURE PREMISES - TO LET (MAY SELL)

**Eddisons**

Incorporating Barker Storey Matthews



**137 HIGH STREET,  
HUNTINGDON, CAMBRIDGESHIRE, PE29 3NF**

**Rent: £40,000 per annum**

**Size: 4,989 sq ft (463.48 sq m)**

- Good frontage
- Public car parks nearby
- Prominent central location
- Potential for alternative uses (STP)
- Front and rear access

## LOCATION

The expanding riverside town of Huntingdon has a current population of about 26,000 but draws on a much larger catchment. The part pedestrianised town centre provides comprehensive shopping facilities, and many major multiple retailers have outlets here including Sainsbury's, Boots, and W H Smith. Markets are held on Wednesday and Saturday. The town centre is within easy walking distance of the bus and railway stations.

The property is located on the pedestrianised High Street area. Nearby occupiers include West End DIY, Hunts Post, Bonmarche and numerous independent retailers and cafes and pubs.

## DESCRIPTION

The property comprises a pub/leisure premises in the heart of Huntingdon town centre.

The ground floor currently provides a mixture of open plan seating area, catering kitchen, servery bar, and cellar/store to the rear. There is also two staircases providing access to the first floor.

At first floor level the property has a staff office, male and female WC's for the property, and provides access to further offices / accommodation, and plant room to the rear. There is also loft access via a further internal staircase accessed from the first floor landing.

The property also benefits from a rear garden area leading to a rear gated access for deliveries. There is a large public car park to the rear of the property which is operated on a pay and display basis.

## SERVICES

Mains electricity, gas and water are understood to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## ACCOMMODATION

Ground Floor	348.40 sq m	(3,750 sq ft)
First Floor	115.06 sq m	(1,239 sq ft)
<b>Total</b>	<b>463.48 sq m</b>	<b>(4,989 sq ft)</b>

All measurements above are approximate and based on the NIA.

## RENT

£40,000 per annum exclusive. We understand that VAT is payable on the rent.

## LEASE TERMS

The premises are available upon new terms directly with the landlord.

## RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £29,750.

For the year commencing 1 April 2024 rates will normally be charged at 49.9p if the RV is below £51,000.

However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

## EPC

The property has an EPC rating of C (73)

## VIEWING

Strictly by appointment with the sole agents:-

Eddisons  
Incorporating Barker Storey Matthews  
150 High Street  
Huntingdon  
Cambs  
PE29 3YH  
Contact: **Matthew Hunt**  
[Matthew.hunt@eddisons.com](mailto:Matthew.hunt@eddisons.com)  
(01480) 451578

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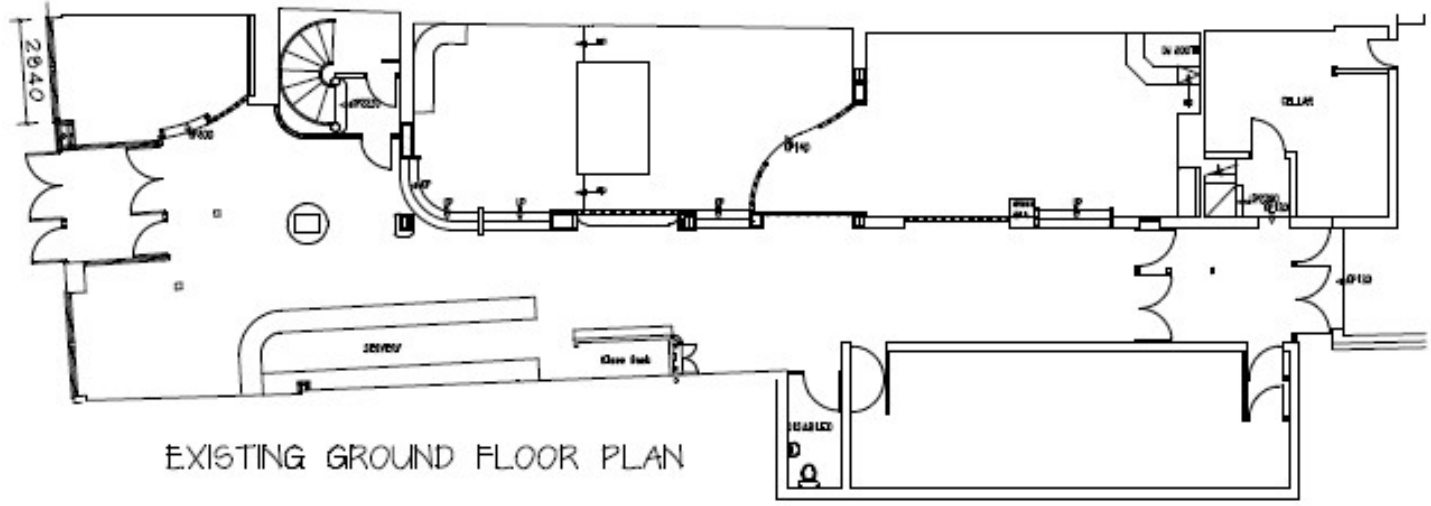
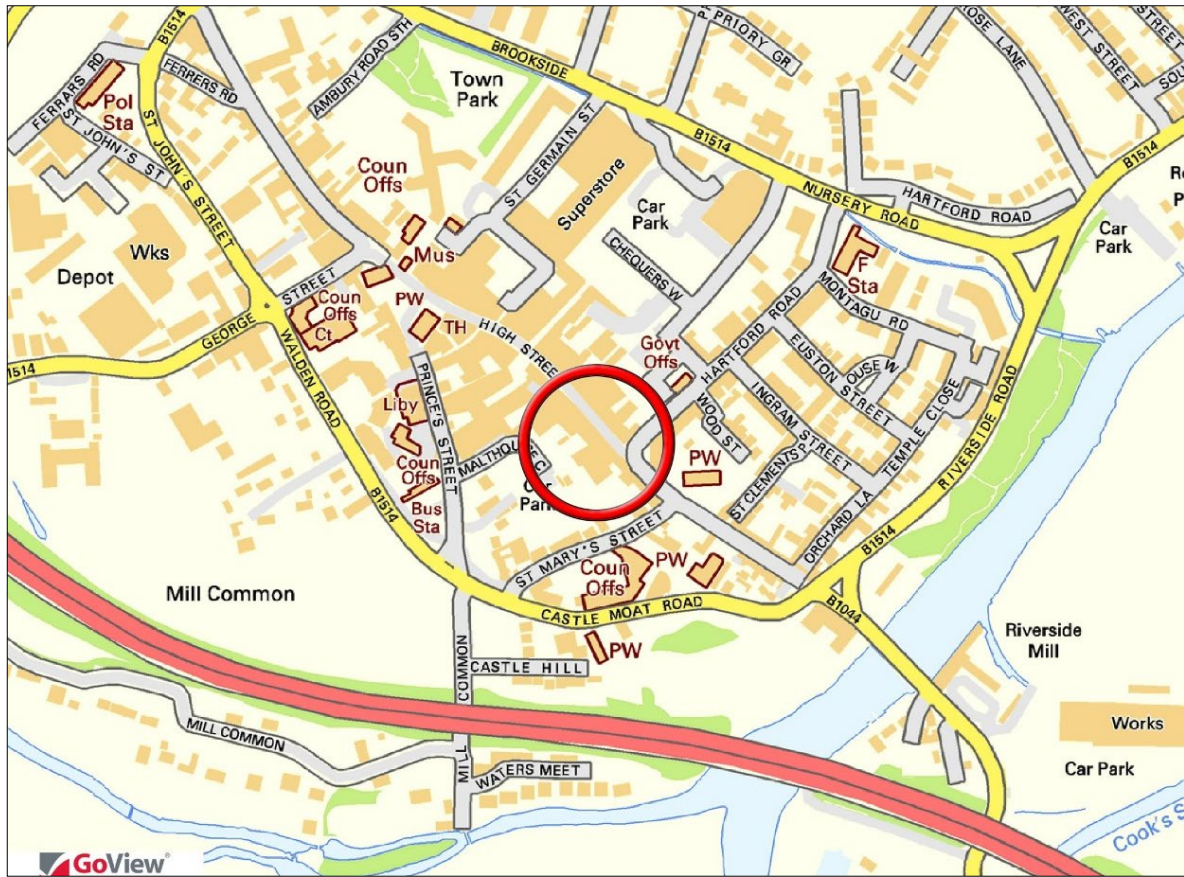
For more information, visit [eddisons.com](http://eddisons.com)  
T: 01480 451578

### Important Information

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# Eddisons

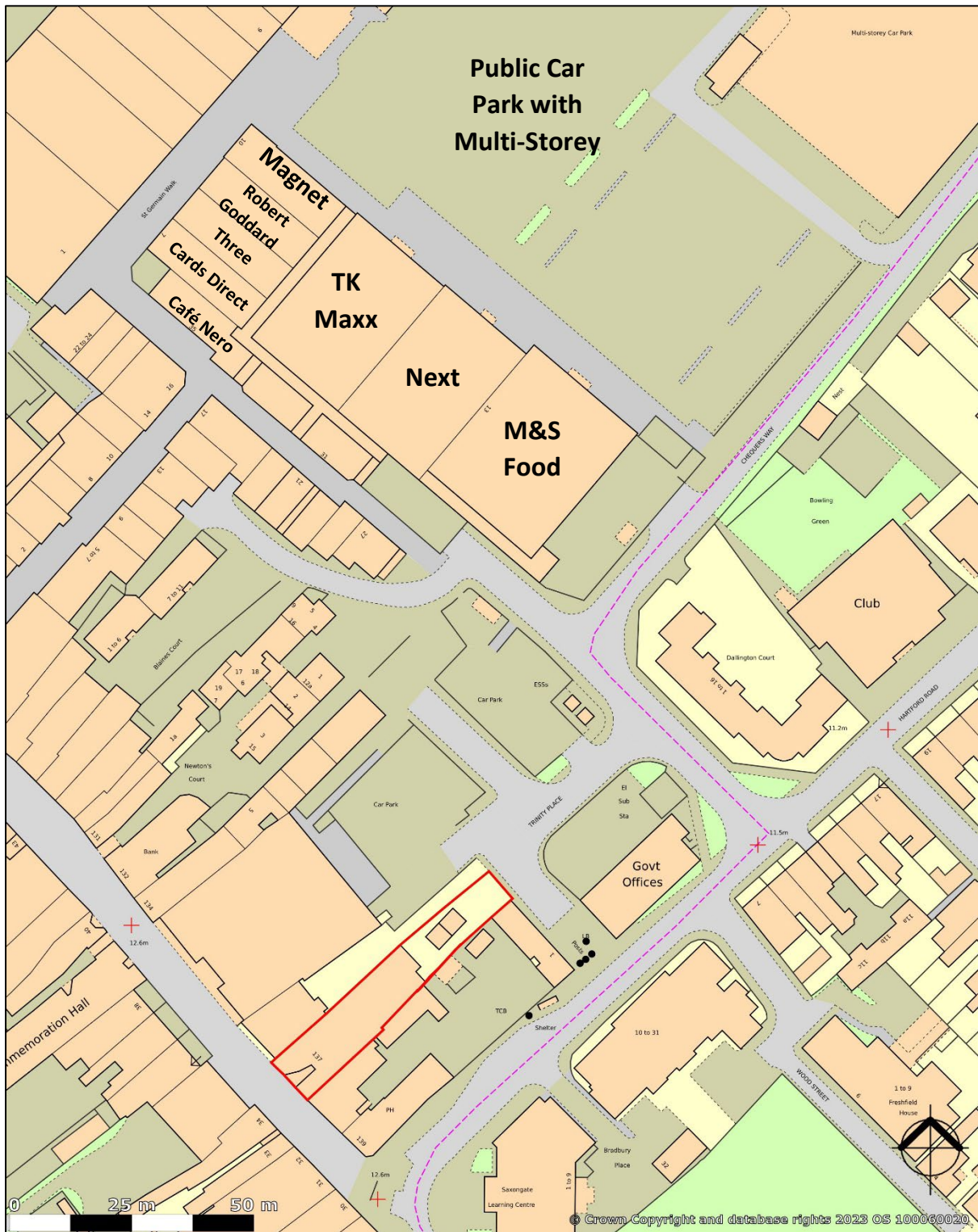
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